

**City of Sunnyvale**  
**Ten Year Project Costs**  
**by Project Category and Type**

Project Number	Project Name	Prior Years Actual	Revised Budget 2004-05	Plan 2005-06	Plan 2006-07	Plan 2007-08	Plan 2008-09	Plan 2009-10	Plan 2010-11	Plan 2011-12	Plan 2012-13	Plan 2013-14	Plan 2014-15	Ten Year Plan Total	Project Grand Total
<b>Category: Special</b> <b>Type: Housing</b>															
814700	BMR Acquisition	1,092,525	325,290	0	0	0	0	0	0	0	0	0	0	0	1,417,815
823560	Housing for City/Public School/Child Care Employees	241,612	1,331,590	0	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	1,800,000	3,373,202
823750	BMR Compliance Enforcement	122,447	75,676	40,720	51,000	52,020	53,060	54,122	55,204	56,308	57,434	58,583	59,755	538,206	736,329
823770	HOME Projects	245,205	2,550,855	560,983	0	0	0	0	0	0	0	0	0	560,983	3,357,043
824410	Moulton Plaza - 1601 Tenaka Place	0	992,000	0	0	0	0	0	0	0	0	0	0	0	992,000
824471	First-Time Homebuyer Support	0	1,024,714	540,000	540,000	540,000	0	0	0	0	0	0	0	1,620,000	2,644,714
824890	Community Housing Development Organizations (CHDOs)	0	176,573	112,197	0	0	0	0	0	0	0	0	0	112,197	288,770
824970	Consolidated Plan Update - HOME	0	24,970	0	0	0	0	0	0	0	0	0	0	0	24,970
<b>Total</b>		1,701,789	6,501,668	1,253,900	791,000	792,020	253,060	254,122	255,204	256,308	257,434	258,583	259,755	4,631,386	12,834,843

Note: Projects with \$0 Grand Total have budgets in the second ten years of the Twenty Year Plan.

## Project Information Sheet

### Project: 814700 BMR Acquisition

Category:	Special	Type:	Housing	Department:	Community Development
Origination Year:	1993-94	Phase:	Ongoing	Project Manager:	Annabel Yurutucu
Planned Completion Year:	Ongoing	% Complete:	n/a	Project Coordinator:	Katrina Ardina
Origin:	Council			Interdependencies:	none
Element:	2 Community Development	Goal:	2.3C.2	Fund:	70 Housing
Sub-Element:	2.3 Housing and Community Revitalization	Neighborhood:	City Wide	Sub-Fund:	100 Housing Mitigation

### Project Description and Statement of Need

The Below Market Rate (BMR) Acquisition project funds the acquisition of BMR units as part of a forced sale. The units are held for resale so that they are not lost from the BMR inventory. The purchase and resale of these units by the City is needed to prevent the misuse and loss of units from the BMR program and to ensure the completion of successful transfers to new buyers. Due to the involuntary nature of forced sales, the purchase and resale of the properties may take considerable time and effort to accomplish.

### Service Level

The completion of the BMR Home Ownership Program Audit has resulted in 16 forced sales.

### Issues

None.

### Project Financial Summary

Financial Data	Prior Actual	Budget 2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	10 Year Budget	Grand Total
<b>Project Costs</b>	1,092,525	325,290	0	0	0	0	0	0	0	0	0	0	0	1,417,815
<b>Revenues</b>														
<b>Total</b>	918,342	0	0	0	0	0	0	0	0	0	0	0	0	918,342
<b>Transfers-In</b>														
Fund Reserves		325,290	0	0	0	0	0	0	0	0	0	0	0	
<b>Total</b>	174,183	325,290	0	0	0	0	0	0	0	0	0	0	0	499,473
<b>Operating Costs</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0

## Project Information Sheet

### Project: 823560 Housing for City/Public School/Child Care Employees

Category:	Special	Type:	Housing	Department:	Community Development
Origination Year:	2001-02	Phase:	Ongoing	Project Manager:	Annabel Yurutucu
Planned Completion Year:	Ongoing	% Complete:	n/a	Project Coordinator:	Katrina Ardina
Origin:	Staff			Interdependencies:	none
Element:	2 Community Development	Goal:	2.3A, 2.3C	Fund:	70 Housing
Sub-Element:	2.3 Housing and Community Revitalization	Neighborhood:	City Wide	Sub-Fund:	100 Housing Mitigation

### Project Description and Statement of Need

This project provides educational, rental, and homeownership assistance to Sunnyvale City, Public School, and Child Care Employees. The educational component funds a contract with a training expert to create a curriculum and a series of specialized classes, work with real estate professionals to provide training so they can mentor program participants, and create a website on available housing assistance programs and training. The rental assistance component funds a review of the Below Market Rate rental program to explore ways to expand Below Market Rate (BMR) program benefits and the implementation of a Security Deposit Loan program to assist employees to obtain rental housing. The home ownership component provides homebuyers with loans to assist in the purchase of homes and creates a monthly mortgage assistance program.

The City began underwriting loans in FY 2004/2005. These loans are typically deferred for the first 5 years. Loan repayments are expected to start in FY 2009/2010 and will be returned to the Housing Mitigation Fund.

### Service Level

This program provides educational, rental, and homeownership assistance to Sunnyvale teachers and City employees. Sixty-four applicants on the BMR Purchase Wait List are eligible for this program.

### Issues

High cost of living in the region has caused concern about employees' ability to live in the area. Failure to be able to live near work affects morale and productivity and contributes to traffic and air pollution.

### Project Financial Summary

Financial Data	Prior Actual	Budget 2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	10 Year Budget	Grand Total
<b>Project Costs</b>	241,612	1,331,590	0	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	1,800,000	3,373,202
<b>Revenues</b>														
Housing Loan Repayments		0	0	0	0	0	4,704	18,816	37,632	56,448	75,264	75,264	268,128	
<b>Total</b>	47,848	0	0	0	0	0	4,704	18,816	37,632	56,448	75,264	75,264	268,128	315,976
<b>Transfers-In</b>														
Fund Reserves		1,331,590	0	200,000	200,000	200,000	195,296	181,184	162,368	143,552	124,736	124,736	1,531,872	
<b>Total</b>	193,764	1,331,590	0	200,000	200,000	200,000	195,296	181,184	162,368	143,552	124,736	124,736	1,531,872	3,057,226
<b>Operating Costs</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0

## Project Information Sheet

### Project: 823750 BMR Compliance Enforcement

Category:	Special	Type:	Housing	Department:	Community Development
Origination Year:	2001-02	Phase:	Ongoing	Project Manager:	Annabel Yurutucu
Planned Completion Year:	Ongoing	% Complete:	n/a	Project Coordinator:	Katrina Ardina
Origin:	Council			Interdependencies:	none
Element:	2 Community Development	Goal:	2.3A, 2.3C	Fund:	70 Housing
Sub-Element:	2.3 Housing and Community Revitalization	Neighborhood:	City Wide	Sub-Fund:	200 Other Housing Related

### Project Description and Statement of Need

The Below Market Rate (BMR) Compliance Enforcement project funds the services of an independent investigative firm, independent counsel on bankruptcy and foreclosure matter, and litigation to force the sale of a BMR property. It also provides funding for BMR education to existing homeowners, testers for BMR rental properties and staff costs related to forced sales. These activities are required to enforce compliance of the BMR Purchase Program.

### Service Level

This project ensures the primary program requirement of the BMR program, continued occupancy of a BMR unit as the principal residence of the owner, is met.

### Issues

Continued occupancy of a BMR unit as the principal residence is the primary program requirement of each owner.

### Project Financial Summary

Financial Data	Prior Actual	Budget 2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	10 Year Budget	Grand Total
<b>Project Costs</b>	122,447	75,676	40,720	51,000	52,020	53,060	54,122	55,204	56,308	57,434	58,583	59,755	538,206	736,329
<b>Revenues</b>														
BMR Revenues		70,000	40,720	51,000	52,020	53,060	54,122	55,204	56,308	57,434	58,583	59,755	538,206	
<b>Total</b>	153,650	70,000	40,720	51,000	52,020	53,060	54,122	55,204	56,308	57,434	58,583	59,755	538,206	761,856
<b>Transfers-In</b>														
Fund Reserves		5,676	0	0	0	0	0	0	0	0	0	0	0	
<b>Total</b>	0	5,676	0	0	0	0	0	0	0	0	0	0	0	5,676
<b>Operating Costs</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0

## Project Information Sheet

### Project: 823770 HOME Projects

Category:	Special	Type:	Housing	Department:	Community Development
Origination Year:	1991-92	Phase:	Ongoing	Project Manager:	Annabel Yurutucu
Planned Completion Year:	Ongoing	% Complete:	n/a	Project Coordinator:	Katrina Ardina
Origin:	Staff			Interdependencies:	none
Element:	2 Community Development	Goal:	2.3C	Fund:	70 Housing
Sub-Element:	2.3 Housing and Community Revitalization	Neighborhood:	City Wide	Sub-Fund:	300 Home Grant

### Project Description and Statement of Need

The Federal HOME Program provides grant money to the City for the construction, acquisition and rehabilitation of low-to moderate-income housing. This program provides funds for the acquisition and new construction by non-profit housing development organizations. This program will also provide down payment assistance to low-income households.

HOME funds may be used to leverage other resources to provide additional affordable housing in the high priced local market.

Funds in FY 2004/2005 budget are ear mared for the following projects: Plaza De las Flores (\$873K), Moulton Plaza (\$800K), CHDO set aside/operating (\$421K). The remaining funds in FY 2004/2005 and funds budgeted in FY 2005/06 are set aside for future acquisition and new construction projects by non-profit housing development organizations.

Plaza de las Flores is an affordable senior rental housing project at 233 Carroll Street. To date, the City has made a total of \$1.45M in loans to Christian Church Homes (CCH) for the acquisition of Plaza de las Flores. The funding sources for the \$1.45 M loan are as follows: 824390 Preservation of At Risk Units \$200,042 (CDBG), 823762 CDBG Housing Acquisition \$250,000, 823761 CDBG Housing Acquisition RLF \$126,667, and 823770 HOME \$873,291. The HOME loan has a term of 30 years at 3% simple interest (refer to RTC 04-411, approved on 12/7/04 for further details on the loan terms).

### Service Level

HOME funds support projects that provide decent, affordable housing to low income households, expand the capacity of nonprofit housing providers, and strengthen the ability of local governments to provide housing.

### Issues

none

### Project Financial Summary

Financial Data	Prior Actual	Budget 2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	10 Year Budget	Grand Total
<b>Project Costs</b>	245,205	2,550,855	560,983	0	0	0	0	0	0	0	0	0	560,983	3,357,043
<b>Revenues</b>														
HOME		2,550,855	560,983	0	0	0	0	0	0	0	0	0	560,983	
<b>Total</b>	245,205	2,550,855	560,983	0	0	0	0	0	0	0	0	0	560,983	3,357,043
<b>Transfers-In</b>														
<b>Total</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Operating Costs</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0

## Project Information Sheet

### Project: 824410 Moulton Plaza - 1601 Tenaka Place

Category:	Special	Type:	Housing	Department:	Community Development
Origination Year:	2002-03	Phase:	Ongoing	Project Manager:	Annabel Yurutucu
Planned Completion Year:	2004-05	% Complete:	100	Project Coordinator:	Katrina Ardina
Origin:	Staff			Interdependencies:	none
Element:	2 Community Development	Goal:		Fund:	70 Housing
Sub-Element:	2.3 Housing and Community Revitalization	Neighborhood:	City Wide	Sub-Fund:	100 Housing Mitigation

### Project Description and Statement of Need

Mid-Peninsula Housing Coalition (MPHC), a non-profit housing developer, has been approved for \$992,000 of Sunnyvale Housing Funds for construction of 66 units of new affordable rental housing at 1601 Tenaka Place, Sunnyvale (RTC # 03-150 dated April 29, 2003). The project will provide permanent affordable rental housing for the next fifty-five years. The apartments will be affordable to very low-income families whose annual gross incomes range from 30% to 60% of Area Median Income (AMI) for Santa Clara County.

Loan repayment is deferred for the first 10 years, and then will be fully amortized and repaid during the next 25 years at 3% simple interest. The loan terms meet all of the underwriting guidelines; however, the loan term has been extended to 35 years at CalHFA's (the primary lender) request.

All apartments at Moulton Plaza will be affordable to low- and very low-income families earning less than 60% of the Area AMI; and the lowest rents will be affordable to households at 30% AMI. Affordable rents are calculated based on a maximum of 30% of the household gross income allocated for housing expense.

Priority has been assigned to this project because it meets the criteria described in the Community Development Strategy, is consistent with Consolidated Plan and General Plan goals of serving a high-need group, provides affordability restrictions over a long term, leverages City funds with funding commitments from many other sources, meets the readiness criteria and has a strong development/management team to assure timely performance.

### Service Level

Moulton Plaza will help reduce the critical shortfall of affordable housing to very-low income households in Sunnyvale.

### Issues

None.

### Project Financial Summary

Financial Data	Prior Actual	Budget 2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	10 Year Budget	Grand Total
<b>Project Costs</b>	0	992,000	0	0	0	0	0	0	0	0	0	0	0	992,000
<b>Revenues</b>														
<b>Total</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Transfers-In</b>														
Fund Reserves		992,000	0	0	0	0	0	0	0	0	0	0	0	
<b>Total</b>	0	992,000	0	0	0	0	0	0	0	0	0	0	0	992,000
<b>Operating Costs</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0

## Project Information Sheet

### Project: 824471 First-Time Homebuyer Support

Category:	Special	Type:	Housing	Department:	Community Development
Origination Year:	2003-04	Phase:	Planning	Project Manager:	Annabel Yurutucu
Planned Completion Year:	Ongoing	% Complete:	n/a	Project Coordinator:	Katrina Ardina
Origin:	Staff			Interdependencies:	none
Element:	2 Community Development	Goal:		Fund:	70 Housing
Sub-Element:	2.3 Housing and Community Revitalization	Neighborhood:	City Wide	Sub-Fund:	200 Other Housing Related

### Project Description and Statement of Need

The First-Time Homebuyer Support Program was approved by Council on July 22, 2003 (RTC 03-257). Council approved a 5 year program with an annual budget of \$540,000, funded by the Below Market Rate (BMR)In-Lieu Reserve.

The First-Time Homebuyer Support Program is described in the Community Development Strategy (CD Strategy) and addresses the special needs of low and moderate-income renters. Implementation of the program includes contract services to provide homebuyer educational programs and Independent Development Accounts (IDAs). IDAs are created to provide matching contributions to down payment savings accounts to assist qualified renters build up funds for home purchases. These qualified renters generally are at or below 80% of median Area for Santa Clara County, and are targeted renters in "at-risk" housing. The primary goal of the program is to move BMR renters into first-time homeownership.

The program will provide down payment loans up to \$50,000, and a 2:1 match on Independent Development Accounts (IDAs) up to a \$10,000 contribution by the City. The estimated annual loan disbursement is approximately \$270,000, and IDA contribution is \$110,000. Loan repayments are expected to start in FY 2009/2010. These funds will be returned to the BMR In-Lieu Reserve.

### Service Level

The primary goal of the program is to move below market rate renters into first-time homeownership. The City will also promote opportunities for homeownership to low and moderate-income families living or working in Sunnyvale.

### Issues

None.

### Project Financial Summary

Financial Data	Prior Actual	Budget 2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	10 Year Budget	Grand Total
<b>Project Costs</b>	0	1,024,714	540,000	540,000	540,000	0	0	0	0	0	0	0	1,620,000	2,644,714
<b>Revenues</b>														
Housing Loan Repayments		0	0	0	0	0	20,000	40,000	60,000	60,000	60,000	60,000	300,000	
<b>Total</b>	0	0	0	0	0	0	20,000	40,000	60,000	60,000	60,000	60,000	300,000	300,000
<b>Transfers-In</b>														
Fund Reserves		1,024,714	540,000	540,000	540,000	0	0	0	0	0	0	0	1,620,000	
<b>Total</b>	0	1,024,714	540,000	540,000	540,000	0	0	0	0	0	0	0	1,620,000	2,644,714
<b>Operating Costs</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0

## Project Information Sheet

### Project: 824890 Community Housing Development Organizations (CHDOs)

Category:	Special	Type:	Housing	Department:	Community Development
Origination Year:	2004-05	Phase:	Planning	Project Manager:	Annabel Yurutucu
Planned Completion Year:	Grant	% Complete:	n/a	Project Coordinator:	Katrina Ardina
Origin:	Staff			Interdependencies:	none
Element:	2 Community Development	Goal:	2.3A	Fund:	70 Housing
Sub-Element:	2.3 Housing and Community Revitalization	Neighborhood:	City Wide	Sub-Fund:	300 Home Grant

### Project Description and Statement of Need

A Community Housing Development Organization (CHDO) is a special type of nonprofit and community-based service organization with the capacity to develop affordable housing for the community it serves. At the May 11, 2004 Council meeting, Council approved the Community Housing Development Organizations (CHDOs) project as part of the FY 2004/05 Action Plan. The FY 2004/2005 project budget of \$176,573 includes the following components: (1)\$60,000 for CHDO operating cost, of which \$25,000 is funded by the FY 2003/2004 HOME grant allocation and \$35,000 is from the FY 2004/2005 HOME grant allocation. (2) \$116,573 of CHDO Set-Aside, which is based on 15% of the HOME grant allocation total of \$777,156 for FY 2004/2005. This Set-Aside is required by the US Department of Housing and Urban Development (HUD).

The CHDO's will engage in activities designed to lead to the development of projects that create affordable homeownership opportunities and preserve affordable rental housing opportunities. The CHDO's will focus their activities in three Neighborhood Action Areas identified in the Community Development Strategy: Ahwanee, San Juan and the eastern portion of the Homeowners Association of "Low Landers" (HOLA) area. The City will fund operating costs and pre-development costs for activities expected to lead to the development of projects.

### Service Level

This project creates affordable homeownership opportunities and preserves affordable rental housing opportunities

### Issues

none

### Project Financial Summary

Financial Data	Prior Actual	Budget 2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	10 Year Budget	Grand Total
<b>Project Costs</b>	0	176,573	112,197	0	0	0	0	0	0	0	0	0	112,197	288,770
<b>Revenues</b>														
HOME		176,573	112,197	0	0	0	0	0	0	0	0	0	112,197	
<b>Total</b>	0	176,573	112,197	0	0	0	0	0	0	0	0	0	112,197	288,770
<b>Transfers-In</b>														
<b>Total</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Operating Costs</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0



## Project Information Sheet

### Project: 824970 Consolidated Plan Update - HOME

Category:	Special	Type:	Housing	Department:	Community Development
Origination Year:	2004-05	Phase:	Planning	Project Manager:	Annabel Yurutucu
Planned Completion Year:	2005-06	% Complete:	n/a	Project Coordinator:	Katrina Ardina
Origin:	Board/Commission			Interdependencies:	none
Element:	2 Community Development	Goal:	2.3C	Fund:	70 Housing
Sub-Element:	2.3 Housing and Community Revitalization	Neighborhood:	City Wide	Sub-Fund:	300 Home Grant

### Project Description and Statement of Need

The Consolidated Plan is a comprehensive planning document that identifies a jurisdiction's overall needs for affordable housing and non-housing community development and outlines a strategy to address those needs. Each local jurisdiction applying for direct assistance under certain federal programs is required to describe its housing needs and market conditions, set out a five-year strategy that establishes priorities for meeting those needs, identify resources anticipated to be available to address the priority needs, and establish a one-year action plan that outlines the intended uses of the resources. The update of the Consolidated Plan is mandated by the US Department of Housing and Urban Development (HUD) every five years.

This project provides HOME grant funding to complete the Consolidated Plan and is in addition to the CDBG funding included in Project 824100 Consolidated Plan Update - CDBG.

### Service Level

The Plan links identified needs in the community to federal and local resources available to meet those needs. Preparation was initiated in FY 2003/2004. The Consolidated Plan is due to HUD in May 2005.

### Issues

none

### Project Financial Summary

Financial Data	Prior Actual	Budget 2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	10 Year Budget	Grand Total
<b>Project Costs</b>	0	24,970	0	0	0	0	0	0	0	0	0	0	0	24,970
<b>Revenues</b>														
HOME		24,970	0	0	0	0	0	0	0	0	0	0	0	
<b>Total</b>	0	24,970	0	0	0	0	0	0	0	0	0	0	0	24,970
<b>Transfers-In</b>														
<b>Total</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Operating Costs</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0